

## AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

**Date and Time:** Tuesday, July 20, 2021 – **5:15 PM**  
**Location:** Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin  
**Member Notices:** M. Palm (Mayor Designee), P. Wedekind, R. Franzen, J. O'Neill, T. Kolb, D. Marshall, and M. Boeggner.  
**Others Noticed:** T. Pinion, C. Bradley, Mayor R. Nelson, Cliff Bobholz, Marc Londo, Eugene Unger, Jim Langkamp, Library, and Media.

### **PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!**

1. **Call to Order**
  - a. Note compliance with the Open Meeting Law.
  - b. Roll Call
  - c. Approve agenda.
  - d. Approve June 15, 2021 meeting minutes.
2. **Public Invited to Speak** (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)
3. **Public Hearings**
  - a. Public Hearing to consider the request of Philip S. Unger (Owner) and Eugene Unger (Applicant) for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 11 of Westfork subdivision to two side-by-side single-family attached residential dwellings at 1217/1219 Carpenter Street, City of Baraboo, Sauk County, Wisconsin.
4. **New Business**
  - a. Consider the request of Philip Unger (Owner) and Eugene Unger (Applicant) for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 11 of Westfork Subdivision to two side-by-side single-family attached residential dwellings at 1217/1219 Carpenter Street, City of Baraboo, Sauk County, Wisconsin.
  - b. Review and approve a 2-Lot Certified Survey Map for Eugene Unger to create two Side-By-Side Single-Family Attached Dwellings in an R-1A Single-Family Residential zoning district at 1217/1219 Carpenter Street and located in the NW ¼ of the NE ¼ of Section 3, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin.
  - c. Review and approve a 1-Lot Certified Survey Map for Kari Edwards in an R-1A Single-Family Residential zoning district immediately east of Rolling Meadows North subdivision and being a part of Lot 1 of Sauk County CSM No. 6937, located in the NE 1/4 of the SW 1/4 of Section 30, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin.
  - d. Review and recommendation concerning an extension of a Special Exception to the Sign Code pertaining to off-premise advertising at the Baraboo School District's outdoor athletic facilities.
5. **Adjournment**

Mike Palm, Mayor Designee  
Agenda prepared by Kris Denzer, 355-2730, Ext. 7309  
Agenda Posted by Kris Denzer on July 15, 2021

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**PLEASE TAKE NOTICE**, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

**FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.**



## PLAN COMMISSION ITEM SUMMARY

July 20, 2021 **5:15 PM**

**SUBJECT: CONSIDER THE REQUEST OF PHILIP UNGER (OWNER) AND EUGENE UNGER (APPLICANT) FOR A CONDITIONAL USE PERMIT TO CONVERT THE EXISTING TWO-UNIT RESIDENTIAL DWELLING ON LOT 11 OF WESTFORK SUBDIVISION TO TWO SIDE-BY-SIDE SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLINGS AT 1217/1219 CARPENTER STREET, CITY OF BARABOO, SAUK COUNTY, WISCONSIN**

**SUMMARY OF ITEMS A & B:** Philip Unger is the owner of the existing duplex that is located at 1217/1219 Carpenter Street and he would like to convert the duplex to two side-by-side single-family attached dwellings so they can be sold separately. A Certified Survey Map that dividing the property is also included for your consideration.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance. The proposed side-by-side dwellings satisfy the six requisite conditions of Section 17.37(9)(a), which includes a requirement for the corresponding CSM.

**ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)**

**ACTION: Approve / Conditionally Approve / Deny CSM**

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**SUBJECT: REVIEW AND APPROVE A 1-LOT CERTIFIED SURVEY MAP FOR KARI EDWARDS IN AN R-1A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT IMMEDIATELY EAST OF ROLLING MEADOWS NORTH SUBDIVISION AND BEING A PAT OF LOT 1 OF SAUK COUNTY CSM NO. 6937, LOCATED IN THE NE ¼ OF THE SW ¼ SECTION 30, T12N, R7E IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM C:** The owner of this property is dividing the northerly 14.33 acres from the original 24.34-acre lot (CSM 6937) that was approved at the November 2020 meeting so she can sell the property. The prospective buyers reportedly plan to build a single-family home on this new lot.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Chapter 18 – *Subdivision and Platting*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

**ACTION: Approve / Conditionally Approve / Deny CSM.**

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**SUBJECT: REVIEW AND RECOMMENDATION CONCERNING AN EXTENSION OF A SPECIAL EXCEPTION TO THE SIGN CODE PERTAINING TO OFF-PREMISE ADVERTISING AT THE BARABOO SCHOOL DISTRICT'S OUTDOOR ATHLETIC FACILITIES.**

**SUMMARY OF ITEM D:** Included in the packet is the information originally submitted in 2015. The School District has expressed an interest in extending the Special Exception for an additional 5 years with the original four donors whose "signs" would otherwise technically constitute off-premise advertising.

This is strictly a policy issue for the Commission and ultimately the Council. Since this is a project that benefits the community, it may make good sense to extend it. I would like to avoid setting a precedent that allows off-premise advertising on a rotating basis or on other private property. The School District has confirmed that the existing sponsor are willing to "re-up" for another 5 years.

**COMPLIANCE/NONCOMPLIANCE: N/A**

**ACTION: Recommend to extend / not recommend to extend/ revise the special exception in the Sign Code.**



## Minutes of Plan Commission Meeting June 15, 2021

**Call to Order** – Mike Palm called the meeting of the Commission to order at 5:15 PM.

**Roll Call** – Present were Mike Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner.

Also in attendance were Tom Pinion.

### **Call to Order**

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Wedekind to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Wedekind, seconded by Marshall to approve the minutes of May 18, 2021 meeting. O'Neill stated that under Call to Order, item a. it should state Mayor Designee Palm noted compliance with the open meeting law. Motion carried unanimously to approve the minutes of May 18, 2021 as amended.

**Public Invited to Speak** (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

### **Public Hearing**

- a. Public Hearing to consider the request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 61 of the Second Addition to Pleasant View subdivision to two side-by-side single-family residential dwellings at 1821/1823 Park View Drive, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.

### **New Business**

- a. Consider the request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 61 of the Second Addition to Pleasant View subdivision to two- side-by-side single-family attached residential dwellings at 1821/1823 Park View Drive, City of Baraboo, Sauk County, Wisconsin – Pinion presented background for this request to the Commission. It was moved by Wedekind, seconded by Kolb to approve the request of D Mitchell LLC for a conditional use permit to convert the existing two-unit residential dwelling to two- side-by-side single-family attached residential dwellings at 1821/1823 Park View Drive. On roll call vote for the motion, Aye – O'Neill, Kolb, Marshall, Boeggner, Palm, Wedekind, and Franzen. Nay – 0, motion carried 7-0.
- b. Review and approve a 2-Lot Certified Survey map for D Mitchell LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-3 Three- and Four-Family Residential zoning district at 1821/1823 Park View Drive, being Lot 61 of the 2<sup>nd</sup> Addition to Pleasant View subdivision and located in Section 30 T12N, R7E, in the City of Baraboo, Sauk County, Wisconsin – It was moved by Kolb, seconded by O'Neill to approve the 2-Lot Certified Survey map for D Mitchell LLC as presented. On roll call vote for the motion, Aye – Kolb, Marshall, Boeggner, Palm, Wedekind, Franzen, and O'Neill. Nay – 0, motion carried unanimously.
- c. Review and recommend public access from STH 33 to the proposed subdivision development on the City-Owned property (a/k/a the Jackson Farm ) on the south side of STH 33, approximately ¼ mile east of CTH T – Pinion said that this is an effort to combat the DOT, we would like to see two public entrances on Highway 33 in the interest of public safety. He said that police, fire, and EMS all concur that we prefer two access points. He said that Blackhawk Manor is a 400-trailer mobile home park with a single access, and no one likes this. It was moved by Kolb, seconded by Marshall to recommend a second public access from STH 33 to the proposed subdivision development on the side of STH 33, approximately ¼ miles east of CTH T. O'Neill asked if there is a possibility to install a



traffic light or round a bout to make getting out of the development easier. Pinion said it would be slim, the DOT's primary concern is not to inconvenience the travelling public on their highway, so 6,700 cars per day travel that portion of Highway 33, and God forbid if we proposed lowering the speed limit 10 mph or add 2000 more vehicles to that corridor. He said his argument is of the 6,700 cars that travel that corridor, half of them are coming from Baraboo, or coming from Baraboo for employment during the day, so saying that they are inconveniencing the entire public of the State of Wisconsin is a bit far-fetched. He said that in terms of traffic, any traffic control feature on a State highway has to meet certain specified warrants, and there would not be enough here to constitute traffic signals or round-a-bouts, both which would incidentally slow down traffic, and DOT doesn't like that. Kolb asked about speed limit signs. Pinion said that if it were a local road the City would have the ability to lower it 10 mph, but for 10 mph below the statutory prescribed speeds, we have no influence over the DOT when we are not within the City's connecting highway limits. Kolb said that we are trying to exercise some influence over the DOT. Pinion said that hand-in-hand with a second access comes at least a 10 mph reduction in speed limit; it would all be part of the traffic impact study as part of this project. On roll call vote for the motion, Ayes – Marshall, Boeggner, Palm, Wedekind, Franzen, O'Neill, and Kolb. Nay – 0, motion carried unanimously.

**Adjournment** - It was moved by Kolb, seconded by Wedekind to adjourn at 5:27 p.m. The motion carried unanimously.

Mike Palm  
Mayor Designee



For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

City of Baraboo  
101 South Blvd.  
Baraboo, WI 53913  
(608) 355-2730 phone  
608 355-2719 fax

### APPLICATION FOR CONDITIONAL USE PERMIT

(A non-refundable fee must accompany this application upon filing - \$250 if public hearing required, or \$100 if no public hearing required.)

#### FOR TREASURER USE ONLY

Receipt # \_\_\_\_\_

Account # 100-22-4440

Date of Petition: 06/24/2021

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

Philip S. Unger  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

Eugene A. Unger (Brother) EMail:  
9445 Old 60 Rd, Sauk City, WI 53583 GUCC11@gmail.com

3. Address of site: 1212 Carpenter Street, Baraboo, WI GUCC11@gmail.com

4. Tax parcel number of site: 206 - 3569 - 11100

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):

LOT Eleven (11) OF THE PLAT OF West Fork in The  
CITY OF BARABOO, WI. Located:  
NW 1/4, NE 1/4 AND NE 1/4 NE 1/4 Sec. 3-11-6  
T11N, R6E

6. Present zoning classification: \_\_\_\_\_

7. Requested conditional use: Change From "Duplex" To  
"Zero Lot Line".

8. Brief description of each structure presently existing on site:  
1212 & 1219 Carpenter St Single Story "Rental Property"  
approx. 1200 sq ft each on Main level.  
Ranch Type.

9. Brief description of present use of site and each structure on site:



Rental Property, Multi Family Duplex.

10. Brief description of any proposed change in use of structures if request for conditional use is granted:  
(include change in number of employees on site)

Change From Duplex To "2nd Lot Line" For The Purpose  
Of Selling The Property. 1219 Carleton is to be  
Solely owned by June Lemm + 1217 is to be owned by  
Eugene + Sandra Unger and continued to be rented. 1219 will  
be occupied by June Lemm.

11. The following arrangements have been made for serving the site with municipal sewer and water:

N/A

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries  
of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary  
of the site (see section 17.37(3)(a) of City Code.)

N/A

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for  
home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to  
adjoining lands.
- The approximate location of existing structures on the site, easements, streets, alleys, off street parking,  
loading areas and driveways, highway access and access restrictions, existing street, side and rear yards,  
proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the  
standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all  
attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 29 day of June, 2021.

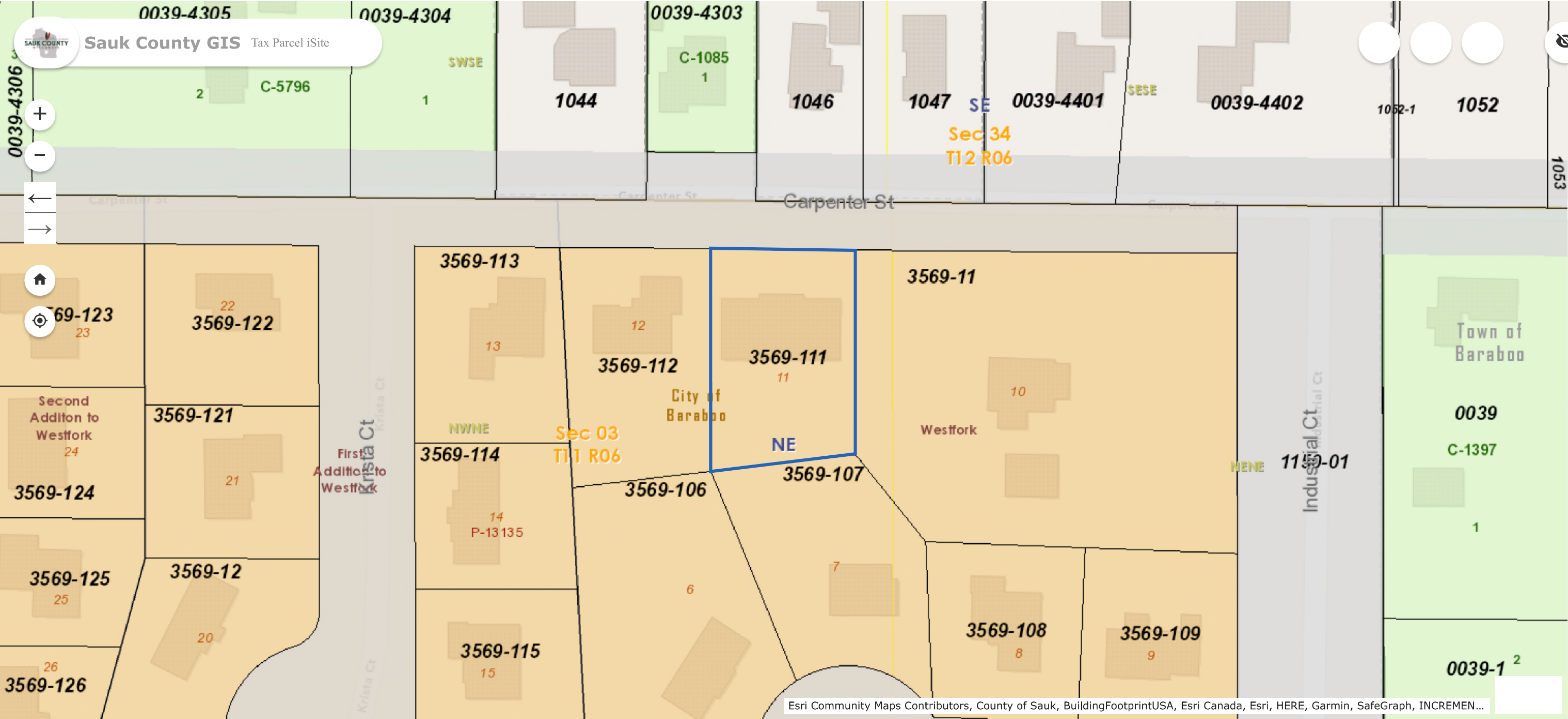
P. Philip S. Unger  
Property owner

\_\_\_\_\_  
Property owner

I certify that that I have reviewed this application for completeness.

Date: \_\_\_\_\_ Zoning Administrator: \_\_\_\_\_





43.467 -89.763 Degrees  
0 30 60ft





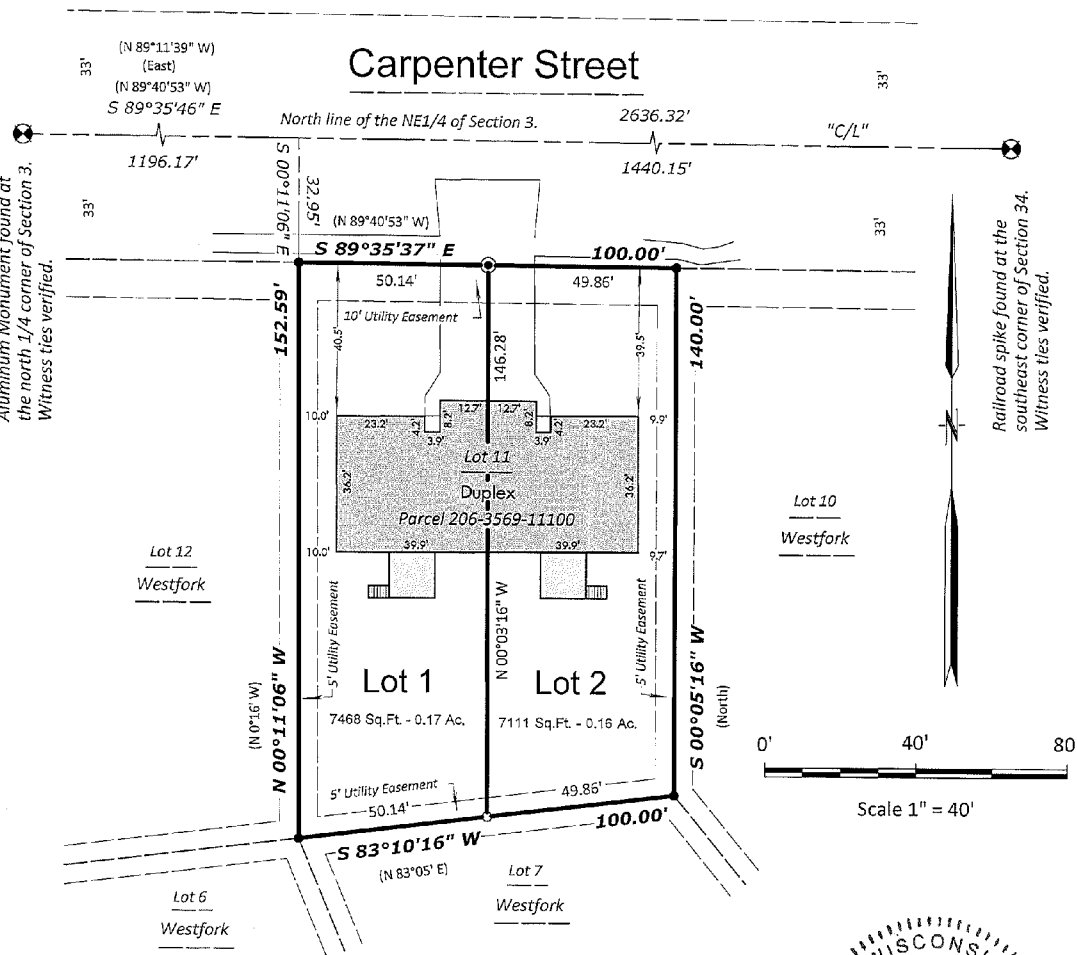
RIVER VALLEY LAND SURVEYING

DANIEL MARKS - PHONE (608)643-4391  
721 KENNEDY STREET - SAUK CITY - WI - 53583

PREPARED FOR:  
Gene Unger  
9445 Old Highway 60  
Sauk City, WI 53583

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

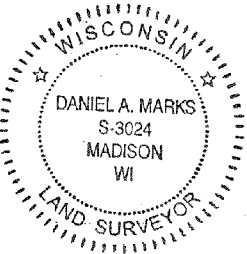
LOT 11 OF WESTFORK LOCATED IN THE FRACTIONAL NW1/4 OF THE NE1/4 OF SECTION 3,  
T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.



Legend and Notes

- Denotes PLSS Monument found.
- Denotes 3/4" x 24" solid round iron rod weighing 1.50 lbs. per lineal foot set.
- Denotes 3/4" solid round iron rod found.
- Denotes PK nail set.

- Bearings are grid based on the Sauk County coordinate system designed by the Wisconsin Department of Transportation NAD 83 (2011). The north line of the NE1/4 of Section 3 bears S 89°35'46" E.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- When different, recorded bearings and distances are shown in parentheses.
- Field work completed 6/8/2021.



6/22/2021

*Daniel Marks*

CERTIFIED SURVEY MAP

LOT 11 OF WESTFORK LOCATED IN THE FRACTIONAL NW1/4 OF THE NE1/4 OF  
SECTION 3, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Daniel Marks, Professional Land Surveyor, do hereby certify: That I have surveyed, divided, mapped and monumented Lot 11 of Westfork located in the Fractional NW1/4 of the NE1/4 of Section 3, T11N, R6E, City of Baraboo, Sauk County, Wisconsin more particularly described as follows:  
Beginning at a 3/4" solid round iron rod at the northwest corner of Lot 11 of Westfork Plat; thence S89°35'37"E (recorded as N89°40'53"W) along the north line of said Lot 11, 100.00 ft. to a 3/4" solid round iron rod at the northeast corner of said Lot 11; thence S00°05'16"W (recorded as North) along the east line of said Lot 11, 140.00 ft. to a 3/4" solid round iron rod at the southeast corner of said Lot 11; thence S83°10'16"W (recorded as N83°05'E) along the south line of said Lot 11, 100.00 ft. to a 3/4" solid round iron rod at the southwest corner of said Lot 11; thence N00°11'06"W (recorded as N0°16'W) along the west line of said Lot 11, 152.59 ft. to the point of beginning.

That I have made such survey and land division under the direction of Gene Unger.

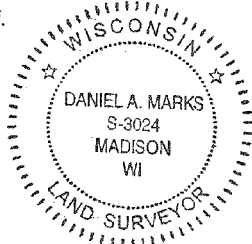
That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter AE-7 per AE-7.05(8) and all of the provisions of the Village's subdivision and land regulations.

That such map is a correct representation of all of the exterior boundaries of the land surveyed and subdivision thereof made and is accurate and correct to the best of my knowledge and belief.

Dated this 22nd day of June, 2021.

*Daniel Marks*

Daniel Marks, Professional Land Surveyor S-3024



OWNER'S CERTIFICATE

As owners, we hereby certify that we caused the land described on this certified survey map to be surveyed, divided and mapped as represented. We also certify that this certified survey map is required to be submitted to the following for approval: City of Baraboo

Philip S. Unger

STATE OF WISCONSIN)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named Philip S. Unger to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My commission expires on \_\_\_\_\_

PLAN COMMISSION RESOLUTION

Resolved that this certified survey map, located in the City of Baraboo, Sauk County, Wisconsin, is hereby approved for recording by the Plan Commission.

Mayor

Date

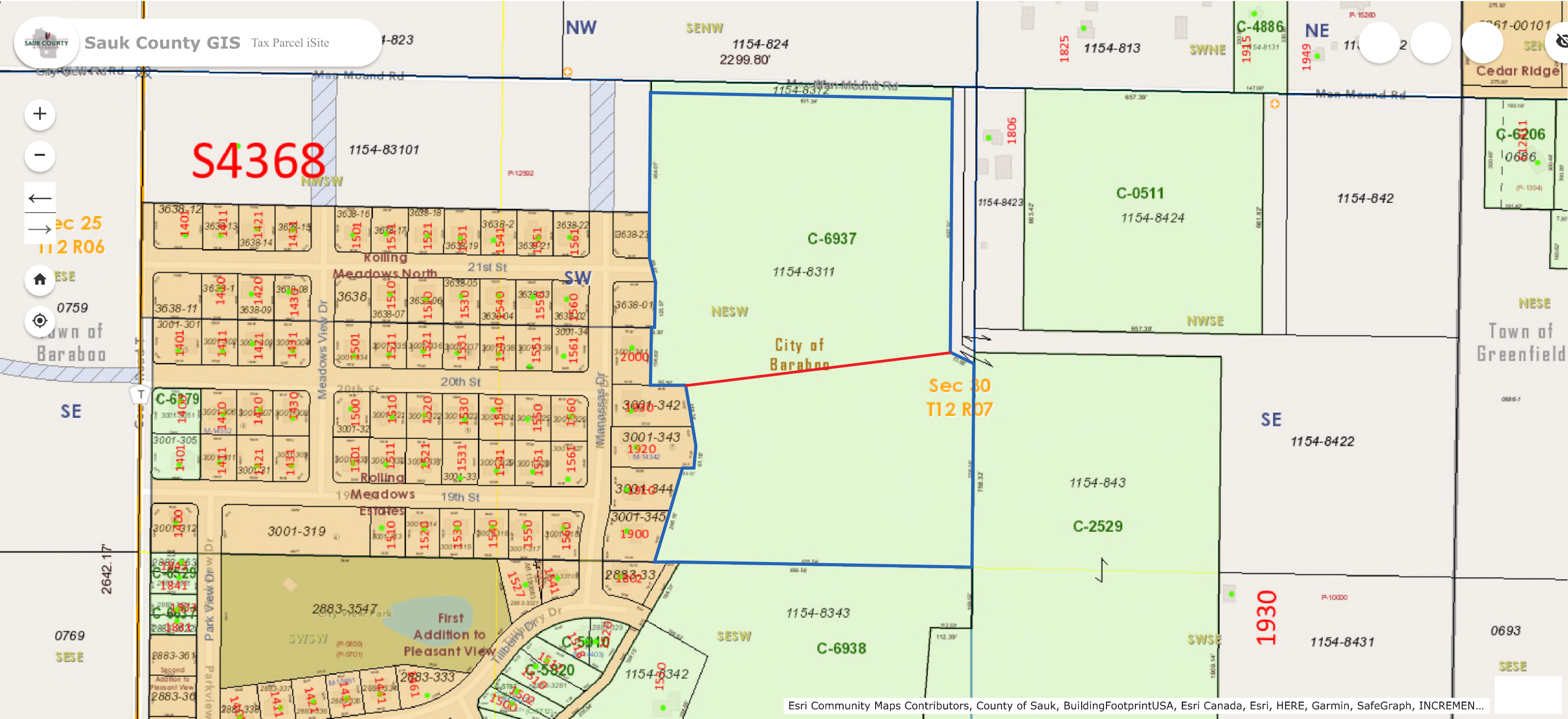
City Engineer

Date

I HEREBY certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the City of Baraboo, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

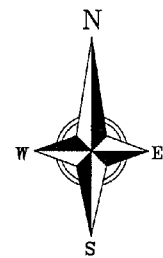
City Clerk







PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6937,  
LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 30, T12N, R7E,  
CITY OF BARABOO, SAUK COUNTY, WISCONSIN



1. Bearings are referenced to the Wisconsin Coordinate Reference System, Sauk County (WIRCS Sauk NAD 83/2011). The north line of the southwest quarter of Section 30, T12N, R7E bears S89°00'55"E.
2. Field work was performed on 5/26/2021.
3. See sheet 2 of 3 for legal description, Surveyor's Certificate and Detail 1.
4. See sheet 3 of 3 for owner and City of Baraboo Certificates.

■ HARRISON STANDARD MONUMENT FOUND AS NOTED, TIES VERIFIED  
 ● FOUND 1 1/4" Ø IRON ROD  
 ● FOUND 3/4" Ø IRON ROD  
 ✕ FOUND CHISELED "X"  
 △ FOUND P.K. NAIL  
 (#) SUBDIVISION LOT NUMBERS  
 ( ) RECORD DIMENSIONS  
 DIMENSIONS ARE TO THE NEAREST 0.01 FEET

Phone: (800) 261-3898

REVISIONS	SCALE	1" = 200'	SHEET   1 OF 3
	CHECKED	sd/s	
	DRAFTER	mlon	
	FILE	210182	
JOB NO. 210182	DATE	6/21/2021	

PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6937,  
LOCATED IN THE NE ¼ OF THE SW ¼ OF SECTION 30, T12N, R7E,  
CITY OF BARABOO, SAUK COUNTY, WISCONSIN

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Baraboo, and under the direction of Karl Edwards, owner, I have surveyed, divided and mapped this Certified Survey Map; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 30, T12N, R7E, City of Baraboo, Sauk County, Wisconsin, containing 14.33 acres of land and described as follows:

Part of the NE ¼ of the SW ¼ of Section 30, T12N, R7E, City of Baraboo, Sauk County, Wisconsin and bounded by a line described as follows.

Thence, S89°00'55"E, along the north line of the said SW ¼, 1399.06 feet, to a found masonry nail at the northwest corner of Sauk County Certified Survey Map No. 6937;

Thence, S00°23'43"W, along the west line of said CSM 6937, 33.00 feet, to a found ¾" diameter iron rod at the south right-of-way line of Man Mound Road, and the point of beginning of this description;

Thence, S89°00'55"E, along the said south right-of-way line of Man Mound Road, 831.34 feet to a found ¾" diameter iron rod at the northeast corner of said Lot 1 of CSM 6937 and the west line of lands described in Sauk County Register of Deeds Document No. 1037513;

Thence, S00°25'00"W, along the east line Lot 1 of CSM 6937 and the west line of lands described in Sauk County Register of Deeds Document No. 1037513, 697.31 feet to a found ¾" diameter iron rod;

Thence, S82°51'54"W, 734.71 feet, to a found chiseled cross in the top of a boulder at the northeast corner of Lot 2 of Block 7 of Rolling Meadows Estates and the west line of said CSM 6937;

Thence, N89°34'28"W, along the north line of said Lot 2 of Block 7 of Rolling Meadows Estates and the west line of said CSM 6937, 95.50 feet (L1) to a found 1 ¼" diameter iron rod at the southeast corner of Lot 1 of said Block 7 of Rolling Meadows Estates;

Thence, N00°31'51"E, continuing along the said west line of Lot 1 of Sauk County Certified Survey Map No. 6937 and the east line of said Lot 1 of Block 7, 156.69 feet (L2), to a found 1 ¼" diameter iron rod at the northeast corner thereof and the south line of Lot 1 of Rolling Meadows North;

Thence, S89°43'00"E, along the said west line of Lot 1 of Sauk County Certified Survey Map No. 6937 and the south line of said Lot 1 of Rolling Meadows North, 9.30 feet (L3) to a found 1 ¼" diameter iron rod at the southeast corner thereof;

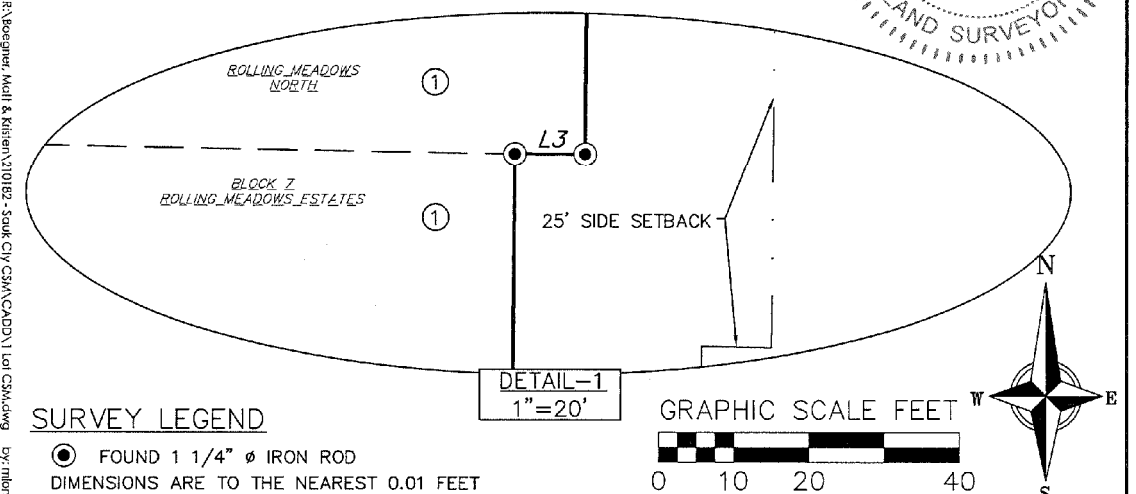
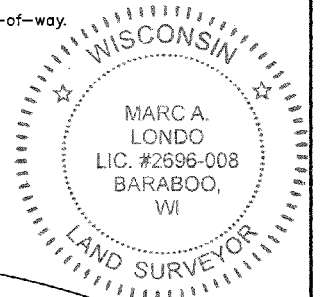
Thence, N00°30'45"E, along the said west line of Lot 1 of Sauk County Certified Survey Map No. 6937 and the east line of said Lot 1 Rolling Meadows North, 125.07 feet (L4) to a found 1 1/4" diameter iron rod at the northeast corner thereof and the south right-of-way line of 21<sup>st</sup> Street;

Thence, N14°03'48"W, along said west line of Lot 1 of Sauk County Certified Survey Map No. 6937 and the east terminus of said 21<sup>st</sup> Street, 68.42 feet (L5) to a found 1 1/4" diameter iron rod at the north right-of-way line thereof and the southeast corner of Lot 23 of Rolling Meadows North;

Thence, N00°23'43"E, along the said west line of Lot 1 of Sauk County Certified Survey Map No. 6937 and the east line of said Lot 23 of Rolling Meadows North and its northerly extension, 454.07 feet, returning to the point of beginning.

Parcel contains 14.33 Acres, 624,241 Sq. Ft and is subject to all other easements and rights-of-way.

6/21/2024  
Date



by: mlor  
 FOUND 1 1/4" Ø IRON ROD  
 DIMENSIONS ARE TO THE NEAREST 0.01 FEET

Phone: (800) 261-3898

REVISIONS	SCALE	1" = 20'	2 OF 3
	CHECKED	sd/s	
	DRAFTER	mlon	
	FILE	210182	
JOB NO. 210182	DATE	6/21/2021	



SAUK COUNTY CERTIFIED SURVEY MAP

PART OF LOT 1 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 6937,  
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 30, T12N, R7E,  
CITY OF BARABOO, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, I Kari Edwards, hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

The City of Baraboo

WITNESS the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
In presence of:

\_\_\_\_\_  
Kari Edwards Date

STATE OF WISCONSIN)

SAUK COUNTY) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named

Kari Edwards, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_  
Wisconsin  
My commission expires \_\_\_\_\_

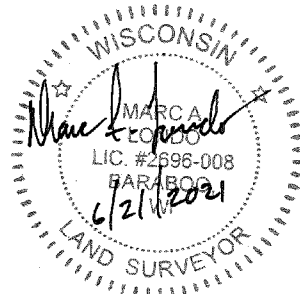
CITY OF BARABOO PLAN COMMISSION APPROVAL

Resolved, that This Certified Survey Map in the City of Baraboo, Kari Edwards owner, is hereby approved by the City of Baraboo Plan Commission.

\_\_\_\_\_  
Rob Nelson, Mayor Date

\_\_\_\_\_  
Brenda Zeman, City Clerk Date

\_\_\_\_\_  
Tom Pinion, City Engineer Date



21 Jun 2021 - 2:17p R:\Boegrier, Matt & Mission\210182 - Sauk Cty CSMA\CADD\1 Lot CSMA.dwg by: mlon

**vierbicher**  
planners | engineers | advisors

Phone: (800) 261-3898



REVISIONS	SCALE	na	SHEET  3 OF 3
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	DRAFTER	mlon	
	FILE	200272	
JOB NO. 200272	DATE	6/21/2021	





## SCHOOL DISTRICT OF BARABOO

101 Second Avenue  
Baraboo, WI 53913  
(608) 355-3950 • Fax (608) 355-3960

**Lori Mueller**  
**District Administrator**  
[lmuel@baraboo.k12.wi.us](mailto:lmuel@baraboo.k12.wi.us)



Mr. Ed Geick  
City Administrator, City of Baraboo  
135 Fourth Street  
Baraboo, WI 53913

August 28, 2015

Dear Mr. Geick,

Thank you for taking the time with me to discuss our Beryl Newman Stadium bleacher wraps after the district was notified that the wraps are not in compliance with the municipal sign code. The School District of Baraboo apologizes for not initiating conversations with the City of Baraboo prior to installation; however, district officials did not view the on-premise bleacher wraps in the context of a "sign," but as an enclosure.

The District engaged in soliciting donations from the community to complete phase 2 projects for the Beryl Newman Stadium in the spring. These projects include a set of bleachers with a capacity of 1,200, new press box (45' x 10') constructed on the west side of the stadium, and updated sound system to encompass both stands. Students enrolled in Baraboo High School's new Sports and Marketing class created a proposal to sell naming rights for the field and do so by placing names of businesses on the Beryl Newman Stadium bleachers facing Draper Street. The use of bleacher wraps is becoming a more prevalent means for school districts to enhance appearances of athletic facilities and generate revenue from community or business sponsors. The proposed bleacher wraps were intended to improve the view of the Beryl Newman Stadium by hiding the underside of the bleachers, creating a connection between Baraboo High School and Jack Young Middle School, promoting local economic development and growth, and creating community pride in the district and facility.

The Baraboo community responded with tremendous support. The District raised the entire \$450,000 necessary to complete Beryl Newman Stadium phase 2 projects with targeted completion by September 18<sup>th</sup>, 2015. The W.R. and Floy A. Sauey Family Foundation, Inc. donated \$100,000 for naming rights to the field. Some of the largest and longest-term employers in the City of Baraboo such as Don-Rick Insurance, Don Larson, Baraboo National Bank, and St. Clare Hospital contributed to the projects for name recognition on the bleacher wraps as well.

Andy Moon of Baraboo Tent and Awning (1111 Walnut Street, Baraboo, WI 53913) installed the bleacher wraps. These wraps are made of Mehler Valmex Super Mesh fabric with color stop. Attached is a copy of the dimensions and colors of each wrap provided by Baraboo Tent and Awning. The intention of the District is to properly maintain the wraps for aesthetic appearance and repair or replace as needed.



The District has received very positive feedback from community members and visitors alike; however, the District now recognizes the concern brought forth by the City. It is the desire of the District to maintain the great relationship and positive momentum the city and school partnership has built with community businesses. The District does not want to retreat from the collaborative achievements gained during the last few years. If the District is deemed not in compliance with city ordinance, we are seeking a special exception, conditional use permit, or opportunity to work with you, the city engineer, and city attorney to find an acceptable solution in an effort to continue to increase civic and school pride.

Please advise on what the District can do to assist in finding an acceptable solution.

Sincerely,

A handwritten signature in cursive script that reads "Lori M. Mueller".

Lori M. Mueller  
School District of Baraboo  
District Administrator



## 17.80 REGULATION OF SIGNS

(10) PROHIBITED SIGNS. The following signs shall be prohibited within all zoning districts in the City of Baraboo:

(e) Off-Premise Signs. Such signs are prohibited, except for temporary signs permitted by §12 of this Subch.:

Rationale and Findings: The City of Baraboo Plan Commission and Common Council find that the purpose and rationale of prohibiting off-premise signs or signs advertising a business, person, activity, goods, products, facilities, or services not located on the lot, or an adjoining lot, upon which the sign is located or directs persons to a different location from where the sign is located, is that this prohibition is necessary in order to further several governmental interests:

1. The general public interest of reducing visual clutter caused by off-premise advertising signage within the City which the City has determined is a significant cause of unsafe traffic conditions; and
2. The public interest served by furthering the implementation of the purposes of this Subchapter and the City of Baraboo Comprehensive Master Plan in terms of limiting or reducing an appearance of strip commercial development of which advertising signs are a primary contributor; and
3. The general public interest served by enhancing the aesthetics of the Baraboo Valley and the City of Baraboo and the unique beauty of this City caused by the Baraboo Bluffs thereby improving the appearance of this City. Further, the City of Baraboo advocates that this regulation leaves ample and adequate alternative channels of commercial speech communication for the messages that are to be portrayed on such advertising signs – namely distributed print media, broadcast media, a point-of-purchase display, and is narrowly defined so as to limit said prohibition to commercial speech on exterior signage.

A special exception is granted to the Baraboo School District for their sporting stadiums and outdoor athletic facilities for off-premise advertising signs that are visible from a public street. Such off-premises signs shall be allowed with a valid sign permit, without regard to size or percentage of area covered, provided that such signs were installed prior to September 1, 2015. This special exception shall expire June 30, 2020 for off-premises signs and June 30, 2030 for the signage relating to Flambeau Field. After these respective dates, all non-conforming and prohibited signs shall be removed.

A special exception is also granted for off-premise advertising that is visible from a public street that appears upon the Baraboo School District's scoreboards, so long as such advertising does not substantially increase the size of the scoreboard. This special exception shall not expire. All signs under this special exception require a valid sign permit.



Ordinance No. 2436

The City of Baraboo, Wisconsin

**Background:** By ordinance, the City does not allow off-premises advertising. In August, the Baraboo School District placed wrap-around signs at the football field, and the signs included off-premises signage. When the completed project came to the attention of the City, the School was contacted and advised that major portions of their sign are not allowed. There is no conditional use or exception that the School would be able to apply for. The School then asked that the City craft a special exception to be added to the Code of Ordinances, allowing the signs that have already been placed. Through negotiations between the City and the School, a draft ordinance was prepared. This draft was reviewed by the Plan Commission at its September 15, 2015, meeting, and recommended to Council for approval.

**Fiscal Note:** (check one) ☒ Not Required ☐ Budgeted Expenditure ☐ Not Budgeted **Comments:**

THE COMMON COUNCIL OF THE CITY OF BARABOO, WISCONSIN, DO  
ORDAIN AS FOLLOWS:

1. Section §17.80(10), Code of Ordinances, regulating off-premise signs, is hereby repealed and recreated as follows:

**17.80 REGULATION OF SIGNS**

(10) PROHIBITED SIGNS. The following signs shall be prohibited within all zoning districts in the City of Baraboo:

(e) Off-Premise Signs. Such signs are prohibited, except for temporary signs permitted by §12 of this Subch.:

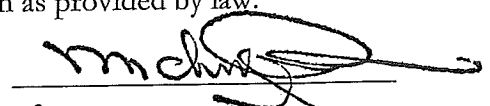
...

A special exception is granted for the Baraboo School District for sporting stadiums and outdoor athletic facilities for four (4) off-premise advertising signs that are visible from Draper Street. Such off-premises signs shall be allowed with a valid sign permit, without regard to size or percentage of area covered, provided that such signs were installed prior to September 1, 2015. This special exception shall expire June 30, 2020, for off-premises signs, and June 30, 2030, for the signage relating to Flambeau Field. After these respective dates, all non-conforming and prohibited signs shall be removed.

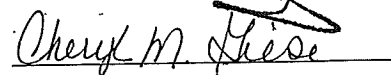
A special exception is also granted for off-premise advertising that is visible from a public street that appears upon the Baraboo School District's scoreboards, so long as such advertising does not substantially increase the size of the scoreboard. This special exception shall not expire. All signs under this special exception require a valid sign permit.

2. This Ordinance shall take effect upon passage and publication as provided by law.

Mayor's Approval:

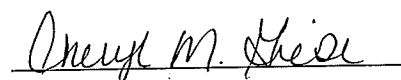


Clerk's Certification:



I hereby certify that the foregoing Ordinance was duly passed by the Common Council of the City of Baraboo on the 13th day of October, 2015, and is recorded on page 495 of volume 40.

City Clerk:





### EXCERPT FROM 9/15/2015 MINUTES

- b. Review and recommendation concerning two proposed Special Exceptions to the Sign Code pertaining to off-premise advertising at the Baraboo School District's outdoor sporting stadiums and outdoor athletic facilities – Sean McNevin presented the School District proposal to the Council. McNevin thanks Administrator Geick for bringing the non-compliance to their attention and provided an avenue for a solution to them. He said that it is this type of collaboration between the School and the City that works well. He said that the main goal is making sure that all students are career and college ready. He said that they have partnerships with Flambeau, Teel, St. Clare, Baraboo Awning, Synergy, MSA, BDAS, Mayor Palm, which was a big part of their strategic planning process, the Boys and Girls Club, they provide transportation and high-speed internet, Alderman Petty spoke to them about the value of social workers in school, and it is this type of collaboration that gets them excited, because that is the kind of impact that it has on the curriculum and in the classroom. McNevin said that about four or five years ago the School Board and WIAA said that the track was in terrible conditions and event couldn't be held there; therefore-, between the budget, fund balance, and community members, they stepped up and spent approximately \$900,000 which gave the School District a nine lane track instead of eight, a bigger soccer field, drainage, crowing, entrance, ticket booth, and a new score board, all that was wanted, but the community wanted the second set of bleachers and wanted the old bleachers enclosed so that it felt more like a stadium, but the School Board said that they were done. He said that with that there was about \$400,000 worth of project left and the fundraising group had about \$100,000 left and they said that they wanted to put the concrete down that would go under the bleachers. The School Board didn't feel that they should pour concrete when they didn't have the other \$300,000 raised, but it was their money and they wanted to prove their commitment to the program. He said that they wanted to show progress to everyone that donated money, and this is when the marketing class got involved and asked what they could do to help with the projects that were not finished. He said that obviously the naming rights of the field came up and Flambeau Field was born, a few community sponsors come forward and they were above to raise \$200,000 in two weeks and this is why they totally blew by the consideration of whether they were violating a City Ordinance, which includes himself and he was part of the City Council when the Sign Ordinance was approved. He said that the only thing that the District wishes for, other than the Commission's support of amendment is a consideration of one from the amendment that gives them a glimmer of hope as a School District. He said that inside the language of the Special Exemption, the last sentence of the first paragraph states that after these respective dates, meaning the five years on the upper signs, and the 15 year commitment made with Flambeau, all non-conforming and prohibitive signs shall be removed. He said that to him this seems pretty final, such as cease and assist at that point, but they are looking for a glimmer of hope because it was so successful and so well received, they are inquiring if the Commission would be willing to deliberate and consider adding a clause that states that after those dates that a conditional use permit is required for the continuation of those and failure to obtain a conditional use permit would require those signs to come down, that way the control stays with the Commission, and failure to apply for the CUP would also be a reason for the signage to come down. Wedekind asked who will be doing maintenance on these signs and McNevin answered that the School District is committed the fabric and maintenance of that. Kolb said that overall he likes the looks of it and felt the Flambeau Field was clever; he was disappointed that all the advertisement went on the top of it; however, he understood why it was done. Kolb said that he was thinking if the five years were done, the School District would perhaps be looking at putting the advertising on the inside rather than the outside, where it isn't quite as intrusive. McNevin felt that this would be the appropriate response if they were allowed to come back in five years. Fitzwilliams said that she likes them on top; it shows that the community is involved with the District, and she is proud that they raised that much money; however, she is in the business of raising money, and the business of marking places that support the school and the field. Franzen felt that the naming of the field and having it on the bleachers and T-Birds is totally acceptable, he doesn't feel that this is signage; however, when names are run across the top is billboard advertising. He said that he wished that they had followed Park and Rec's lead on sponsorship, not calling advertising, but recognizing the sponsors, and by that Don-Rick is a large supporter of sports; however, they did not allow him to put up his logo. Kolb moved to adopt the changes as stated in the proposed amendment, Thurow seconded the motion. On roll call for the motion, Ayes – Thurow, Franzen, Kolb, Fitzwilliams, Wedekind. Nay – 0, and the motion carried.